22.02-2 FALLS CREEK LOCAL PLANNING POLICY – CAR PARKING

This policy applies to the Falls Creek Alpine Resort.

Policy Basis

The provision of adequate and appropriately located parking facilities are important to movement throughout the Resort and to meeting the needs of visitors, commercial operators and residents. Private and public car parking is an integral part of the overall transport access system which operates within the Resort. Parking and access demands are generally greater during the peak snow season than at other times of the year.

Vehicle access within the village is restricted during the declared snow season. This allows ski in/ski out access throughout the Village. The oversnow and shuttle transport services are essential for pedestrian movement and access within the Village during the snow season. The movement of pedestrians and skiers will continue to be facilitated by the provision of formal access routes and the restriction of vehicular movement through the Village. Pedestrians and skiers have priority over movement of vehicles, except on Bogong High Plains Road.

The provision of public and private car parking within the Resort needs to meet the needs of visitors all year round. The provision of car parking within the village needs to ensure that potential conflicts between vehicles and pedestrians/skiers is minimised or avoided and that it does not diminish the feeling of a vehicle free alpine village both during summer and winter. There are opportunities to encourage on-site parking associated with developments which have a frontage to Bogong High Plains Road.

As part of the transport strategy for the Resort a parking precinct plan will be developed which clearly sets out the existing and planned provision of vehicle parking. This plan will also set out access conditions that will apply to the resort during the snow season. In the interim, there is a need to implement a car parking policy that will apply to the Falls Creek Resort.

Policy Objectives

- To ensure that parking provision within the Resort meets visitor needs.
- To limit the provision of private car parking and access to the Village to maintain the environmental qualities of the Village and ensure safe and efficient movement of pedestrians and skiers.
- To minimise the visual impact of car parking areas.
- To encourage the provision of on-site parking on sites with access to the Bogong High Plains Road.
- To minimise the impacts of car parking on adjacent properties and the alpine environment.

Policies

It is policy that until a parking precinct plan is developed for the Village the following interim parking provisions will apply:

- Vehicle access within the Village during the declared snow season will be managed to ensure that it does not conflict with the objective of maximising ski in/ski out access.
- Provision of on-street car parking for existing or new development will not be permitted.
- The provision of car parking by new development or refurbishment and extensions to existing development on sites with frontage to Bogong High Plains Road will be encouraged.
- If development proposals, which involve comprehensive new site development or refurbishment and extensions to existing development include provision for car parking it shall be provided at the maximum rate of 1 car space per 140 square metres gross floor area. The provision of car parking must meet the following requirements:
    - Be located within the curtilage of the lease site and set back a minimum of 3 metres from all site boundaries.
    - Provision of one driveway providing access to a site is preferred.
    - Avoid the loss of substantial/significant indigenous vegetation. Where the policy of "net gain" cannot be achieved on site, off-site replanting will be undertaken in agreed locations in accordance with the Native Vegetation Framework.
    - Avoid substantial earthworks.
    - Integrate with any existing or new building.
    - Integrate with the streetscape.
    - Ensure that ski in/ski out access is maintained throughout the Village.
- The provision of shared access to on site car parking will be encouraged.
- New developments should not lead to a reduction in the existing provisions of public car parking.
- Public car parking areas shall be suitably sealed and drained.
- Short term/day visitor car parking areas should be located as close as possible to entry points to the ski fields at Village Plaza and Gully Portal, whilst enhancing the visual and environmental qualities of the Bogong High Plains Road.
- Persons visiting the Resort shall be required to park their vehicles as directed by the Resort Management Board.